

## **Egremont Planning Board Minutes**

**November 17, 2021, 10:00 AM**

**Call to order:** 10:07

**Present via Zoom:** Jared Kelly, Chair, Mary McGurn, Marjorie Wexler, Associate Member, Eddie Regendahl, Stephen Lyle

**Citizens in Attendance:** Rebecca Turner, Chair, Historical Commission; Douglas Cooper, Historical Commission; Barbara Kalish, Historical Commission; Lucinda Vermeulen, BOS

**Form A's:** none

**Chapter 61 Requests:** none

**Mail:** Notice from Town of Sheffield regarding three public hearings to be held on November 17, with an additional hearing on 14 November 19, 2021 regarding adult use marijuana establishments zoning bylaw amendments, plus a query regarding the definition of Solar.

Notice: from Egremont ZBA regarding public hearing on December 8, 2021 concerning the alteration of a residential structure at 24 & 0 Lakeside Drive.

**Minutes:** October 14, 2021 minutes were approved as read. Additional minutes were tabled until the next meeting.

**Citizens Time:** None

### **Updates and discussion:**

- Although (citizen) Steve Goodman could not be present, he requested a clear description of the assistance he has been asked to give to the Planning Board with regard to revisions to the zoning bylaw. The board agreed that he should make certain that no conflict or confusion exists between the new, proposed definition of structure and the intent of the bylaw. Jared Kelly, Chair, and Mary McGurn agreed to collaborate in order to provide Mr. Goodman with the clarification he seeks.

- Members of the Egremont Historical Commission introduced their proposed draft of a Demolition Delay general bylaw using examples from Lenox, Stockbridge, and Sheffield for guidance. Douglas Cooper, Attorney, primary author of the draft opened the presentation, and pointed out the probable ongoing need for a consultant to provide expertise about buildings classed as "significant structures." Rebecca Turner, Chair of the Historical Commission, gave an overview of the proposed general bylaw.

There followed general discussion of the demolition delay process and of the criteria by which buildings might be classed as significant. Jared Kelly, PB Chair, observed that the proposed wording was too broad and probably would not be acceptable if put to the vote. He suggested narrowing the definition of a "significant structure." To identify the type of building that might fall under the bylaws Demo Delay protection, it was suggested that including historic buildings within national historic districts might be a solution, and Mary McGurn suggested the Historical Commission speak to Ned Baldwin, the Egremont building inspector with experience in nearby towns. Barbara Kalish, an architect on the Historical Commission, pointed out that property values generally increased after historical preservation regulations are put in place. There was some concern that given the time it will take to craft and pass a full set of new bylaws and new Master plan, unfortunate and permanent losses to Egremont's architectural heritage may occur.

The discussion of junk cars and containers was tabled.

There was a discussion concerning Form A procedural changes along with electronic submissions. Jared Kelly, Chair, considers a single paper copy plus one full-size paper plan as per MA law to be sufficient, remaining copies can be electronic. A motion was made and passed unanimously.

A discussion regarding amendments to the Planning Board's Special Permit regulations, requirements and permit fee was tabled.

There was a discussion regarding the new Master Plan, with updates from Chair on potential consultants and their proposals. Two different approaches to the process are taking shape: a narrow one falling within current grant amounts, or a more comprehensive approach, necessitating further fundraising.

A discussion of the town Planning Board budget with a slight increase over last year's was unanimously adopted. (Mary McGurn left the meeting)

There followed a brief discussion of affordable housing at the Town Hall location with reference to a feasibility plan commissioned by the Egremont Affordable Housing Committee. (Reviewed solely by Jared Kelly Chair).

The meeting was adjourned at 12:05 PM